

160.0

0003

0013.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

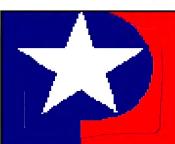
767,600 / 767,600

USE VALUE:

767,600 / 767,600

ASSESSED:

767,600 / 767,600



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
118		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WASCO WILMA M

Owner 2:

Owner 3:

Street 1: 118 CLAREMONT AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1: WOODBURY ERIC G -

Owner 2: WASCO WILMA M -

Street 1: 118 CLAREMONT AVENUE

Twn/City: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02476		

NARRATIVE DESCRIPTION

This parcel contains .258 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Wood Shingle Exterior and 2117 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11250	Sq. Ft.	Site		0	70.	0.67	8										530,247						530,200	

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
101								106851				GIS Ref	
11250.000								106851				GIS Ref	
237,400								106851				Insp Date	
530,200								10/12/16				12527!	
767,600								12527!				12527!	
Total Card								12527!				12527!	
767,600								12527!				12527!	
Total Parcel								12527!				12527!	
767,600								12527!				12527!	

Total Card / Total Parcel
767,600 / 767,600
767,600 / 767,600
767,600 / 767,600



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	106851
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV Date	12/30/21
LAST REV Time	15:01:22
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 19 - Ranch				Full Bath: 1	Rating: Average			OF=BMT SINK, PDAS.													
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																
Sec Wall:		%		OthrFix: 1	Rating: Average																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1													
Color: GRAY				A Kits:	Rating:																
View / Desir:				Frl: 1	Rating: Average																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C - Average				CONDOS INFORMATION																	
Year Blt: 1952	Eff Yr Blt:			Location:																	
Alt LUC:	Alt %:			Total Units:																	
Jurisdct:	Fact: .			Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wal 1 - Drywall				Functional:		%		Interior:		1	5	3									
Sec Int Wall:		%		Economic:		%		Additions:													
Partition: T - Typical				Special:		%		Kitchen:													
Prim Floors: 3 - Hardwood				Override:		%		Baths:													
Sec Floors:		%		Total:	26.4 %			Plumbing:													
Bsmnt Flr: 4 - Carpet				CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ: 100.00				Heating:													
Bsmnt Gar:				Size Adj.: 1.35000002				General:													
Electric: 3 - Typical				Const Adj.: 1.00999999				Totals													
Insulation: 2 - Typical				Adj \$ / SQ: 136.350				1	5	3											
Int vs Ext: S				Other Features: 68000																	
Heat Fuel: 1 - Oil				Grade Factor: 1.00																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100	% AC:			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 322515																	
% Com Wal	% Sprinkled			Depreciation: 85144																	
				Depreciated Total: 237371																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 160.0-0003-0013.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:															Total:					